

LAND DEVELOPMENT REPORT



2004

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Unincorporated Fayette County, Georgia 2004

Contents

2004 at a Glance	1
Residential Building Permits	2
Approved Residential Subdivisions	3
Locations of Residential Subdivisions (Map)	6
Approved Nonresidential Projects	7
Locations of Nonresidential Projects (Map)	11
Rezoning Activity	12
Locations of Rezoning (Map)	13
Acres Rezoned and Acres Removed/Added	14
Key to Zoning Districts	15

LAND DEVELOPMENT REPORT

Unincorporated Fayette County, Georgia 2004 at a Glance

Residential Building Permits

During 2004, a total of 326* residential building permits were issued in unincorporated Fayette County. This is a 15.6 percent increase in residential building permits in comparison with 2003 when 282 residential permits were issued. The average heated area per unit of 3,444 square feet in 2004 is 3.5 percent greater than the average heated area of 3,327 square feet in 2003. The average building cost in 2004 increased by 1.7 percent from \$230,259 in 2003 to \$234,124 in 2004. The average cost of \$67.98 per square foot in 2004 showed a six percent decrease with \$69.21 per square foot in 2003. Of the total number of units permitted, 86 were located in the 13th District, 84 were located in the 4th District, 60 were located in the 5th District, 38 were located in the 6th District, 37 were located in the 7th District and 21 were located in the 9th District (See Page 2).

Approved Residential Subdivisions

During 2004, 28 final plats were approved as opposed to 22 final plat approvals in 2003. There was a slight increase in the acreage in final plats from 924 acres in 2003 to 931 acres in 2004. The number of lots platted increased from 264 lots in 2003 to 386 lots in

2004. That is a 46 percent increase in the number of platted lots (See Pages 3-6).

Approved Nonresidential Site Plans

There were 29 nonresidential site plans approved during 2004. The number of site plans in 2004 was up from 24 site plans in 2003. Site plans in 2004 consist of buildings totalling 311,979 square feet. This is three times the building square footage compared to 2003 when site plans contained 98,872 square feet of buildings. Three large projects in 2004 (Flintwood Farms, Harp's Crossing Baptist Church, and Situs Park) had a combined building square footage of approximately 124,000 square feet. The estimated total construction cost for these projects increased from \$3,031,892 in 2003 to \$8,019,198 in 2004. The acreage contained in site plans in 2003 was 339 acres and 342 acres in 2004 (See Pages 7-11).

Rezoning Activity

In 2004, the Board of Commissioners heard 17 rezoning petitions compared to 16 rezoning petitions in 2003. In 2004, 12 rezoning petitions were approved. The approved rezonings encompass approximately 200 acres (See Pages 12-15).

* This figure represents the adjusted total for building permits which reflects permit cancellations as of January 1, 2005

RESIDENTIAL BUILDING PERMITS 2004

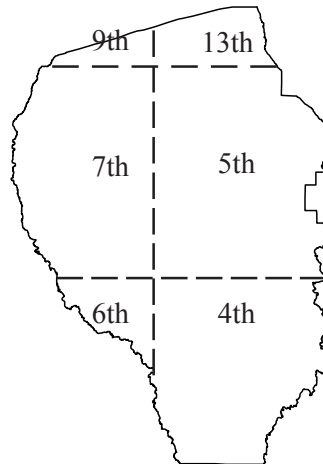
Year	Number of Permits	Avg. Heated Sq. Ft. Per Unit	Avg. Unit Bldg. Cost	Avg. Cost Per Sq. Ft.
2004	326	3,444	\$234,124	\$67.98
2003	282	3,327	\$230,259	\$69.21

Total Cost of Residential Construction

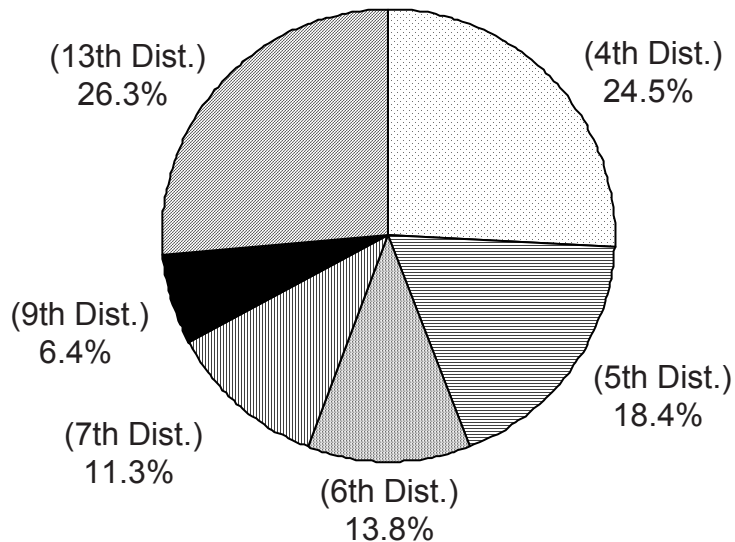
2004	\$76,324,397
2003	\$65,393,689

Number of Permits Per District

4th	84
5th	60
6th	38
7th	37
9th	21
13th	86



Percent of Permits Per District



Approved Residential Subdivisions 2004

Subdivision	Owner/Developer	Dist.	Land Lot	Zoning	# of Lots	Total Acres
1. Corner Meadows	Becker Homes	7th	48 & 49	R-70	2	5.57
2. Tunis Trace Revised Final Plat	John Oglesby & William Maloney	5th	55	R-20	2	15.38
3. Northern Oaks	Brent Scarbrough	5th	164 & 165	R-40	29	35.38
4. Shoreline Trace Phase 2 Revised Final Plat	Alton G. Ray	5th	86	R-20	2	3.50
5. Serenity Lakes	J&J Fason	7th	55	R-70	8	37.26
6. Sam's Cove (Lots 7 & 8) Revised Final Plat	Duran Construction	7th	45	R-70	2	9.29
7. Joe Simpson	Joe Simpson	5th	58	R-72	4	8.09
8. George Daniels Revised Final Plat	Ramsey Walker	4th	249	R-40	2	5.42
9. Malone Forest	Andy Coker	4th	137	A-R	6	34.36
10. Bissell Acres	Donald Bissell	7th	21	R-70	2	5.07
11. Highgrove on Whitewater Creek Phase 2 Revised Final Plat	Kingston Hill Development Co.	6th	2	PUD- PRD	1	2.15
12. Highgrove on Whitewater Creek Phase 5	Kingston Hill Development Co.	6th	1 & 23	PUD- PRD	45	54.26
13. Horsemen's Run Phase 3	Parklane Communities, Inc.	5th	217 & 218	PUD- PRD	30	53.39
14. Dorothy Place	Robin Hood LLC	5th	131 & 132	R-40	2	113.51

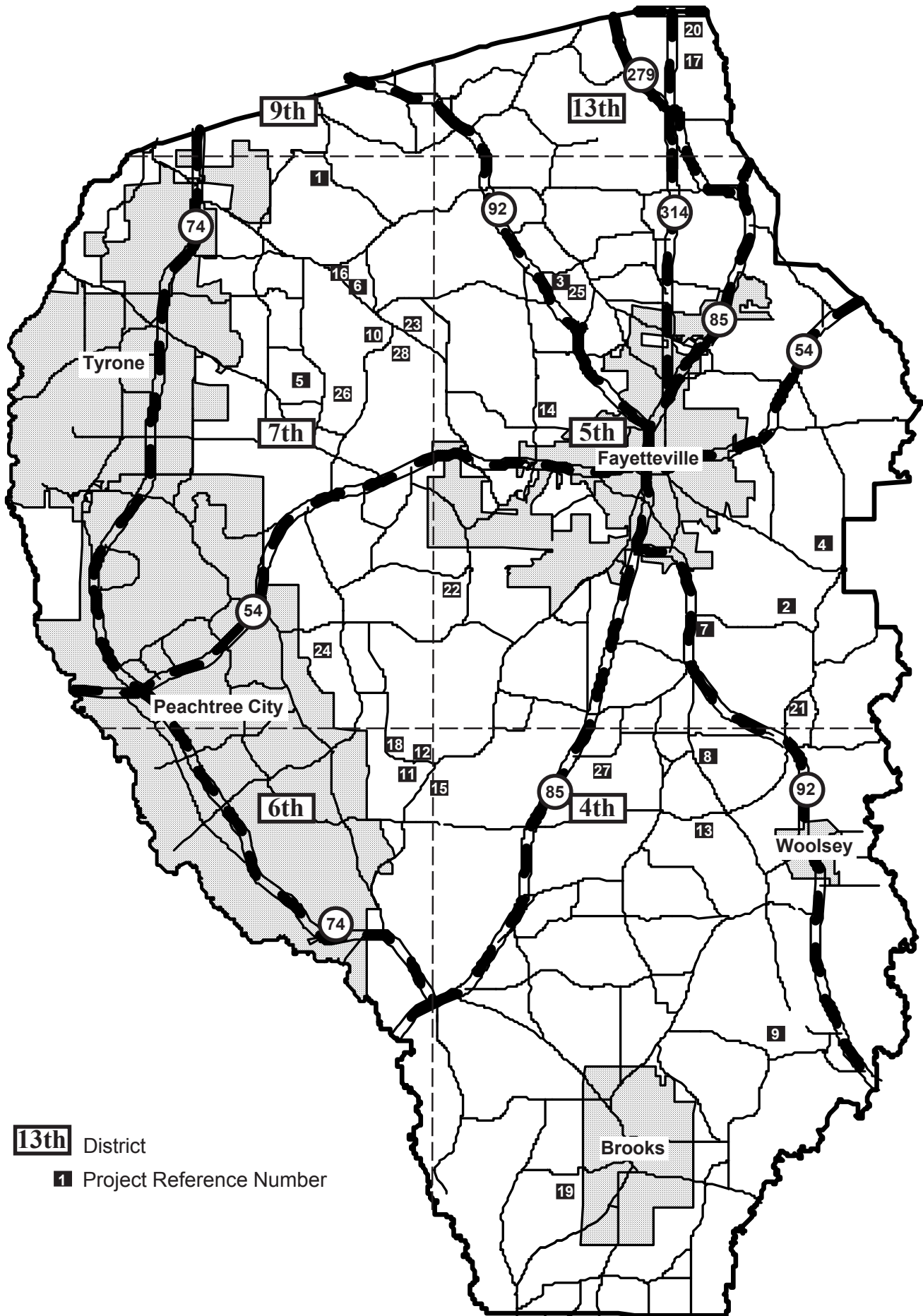
Approved Residential Subdivisions 2004

	Subdivision	Owner/Developer	Dist.	Land Lot	Zoning	# of Lots	Total Acres
15.	The Registry at Whitewater Creek	Cypress Development, Inc.	4th & 6th	225 & 1 & 2	PUD-PRD	47	65.56
16.	Jerry & Vianna Wilkerson	Jerry L. Wilkerson	7th	45	R-70	1	3.29
17.	Legacy Hills Phase 2-A	Heritage Creek Development Corp.	13th	217 & 218	R-40	9	10.15
18.	Highgrove on Whitewater Creek Phase 5 Revised Final Plat	Kingston Hill Dev. Co.	6th	1 & 23	PUD-PRD	45	54.27
19.	Lake Yates Estates	Yates & Co.	4th	61	A-R	3	28.24
20.	Shenandoah Estates (Lots 8 & 9) Revised Final Plat	MDC Homes	13th	199	R-40	2	2.00
21.	Weldon Place Revised Final Plat	Curtis Chaney	5th	11	R-20	2	2.97
22.	Pelham Pond Plantation (Lots 4 & 5) Revised Final Plat	Darren Fitzwater	5th	64 & 65	R-70	1	7.51
23.	Fieldway	Scarbrough & Rolader Development LLC	7th	21	R-70	4	8.18
24.	Platinum Ridge	Peachstate Land Development, Inc.	7th	36, 62 & 63	A-R	34	207.10
25.	New Hope Landing	American Housing Group, Inc.	5th	196	R-20	61	92.47
26.	Adams Acres Revised Final Plat	Scott & Mary Beth Thompson	7th	42	R-70	3	17.54

Approved Residential Subdivisions 2004

Subdivision	Owner/Developer	Dist.	Land Lot	Zoning	# of Lots	Total Acres
27. Shannon (Lots 14 & 15) Revised Final Plat	Anthony E. Giordano	4th	252	R-40	2	5.35
28. Annelise Park	Annelise Park Development, LLC	7th	22, 23, 42 & 43	C-S	35	44.01
			2004	Total	386	931.27
			2003	Total	264	923.78

Approved Residential Subdivisions 2004



Approved Nonresidential Projects 2004

	Project	Address	Square Footage	Cost	Dist.	Land Lot	Acres
1.	Kenwood Business Park Lot 50	235 Etowah Trace	4,200 sq.ft. Warehouse & 800 sq.ft. Office	\$150,000	5th	232	1.12
2.	Kenwood Business Park Lot 51	230 Etowah Trace	4,200 sq.ft. Warehouse & 800 sq.ft. Office	\$150,000	5th	232	1.60
3.	Flintwood Farms	McDonough Road	6,000 sq.ft. Headhouse & (5) 9,000 sq. ft. Green-houses	\$60,000	5th	140 & 141	14.45
4.	Dunkelburger Office Building	1832 SR 54 West	1,763 sq.ft. Office Conversion	\$40,000	7th	70	0.87
5.	Dunkelburger Law Office	1836 SR 54 West	2,296 sq.ft. Office Conversion	\$10,000	7th	70	0.50
6.	Episcopal Church of Nativity	130 Antioch Road	3,980 sq.ft. Educational Building & Parking	\$498,198	5th	25	7.60
7.	Sprint Wireless	125 Commerce Dr.	Tower Co-location & Equipment Cabinet	\$25,000	13th	199	1.13
8.	Harp's Crossing Baptist Church	1183 SR 92 South	39,688 sq.ft. Church Addition	\$3,000,000	5th	26	17.37
9.	Metro PCS	167 Omin Road	Tower Co-location & Equip. Cabinet	\$25,000	5th	226	11.35

Approved Nonresidential Projects 2004

Project	Address	Square Footage	Cost	Dist.	Land Lot	Acres
10. Sprint American	574 SR 314	Tower Co-location	\$25,000	5th	219	7.14
11. Atlanta South Supply Mini -Warehouses	900 SR 54 East	18,200 sq. ft. Self Storage Facility	\$70,000	5th	121 & 136	4.70
12. St. John's Crossing	1850 SR 85 South	8,750 sq. ft. Retail Store	\$200,000	4th	222	4.44
13. Kenwood Business Park Lot 38	115 Etowah Trace	5,000 sq.ft. Warehouse & 1,000 sq.ft. Office	\$250,000	5th	232	1.18
14. Kenwood Business Park Lot 39	125 Etowah Trace	5,000 sq.ft. Warehouse & 1,000 sq.ft. Office	\$250,000	5th	232	1.06
15. Metro PCS	347 Morgan Road	Tower Co-location & Equip. Cabinet	\$25,000	5th	45	111.40
16. Metro PCS	500 Dickson Springs Road	Tower Co-location & Equip. Cabinet	\$25,000	5th	89	59.47
17. Metro PCS	110 Volunteer Way	Tower Co-location & Equip. Cabinet	\$25,000	5th	139	32.64
18. Metro PCS	155 Roberts Road	Tower Co-location & Equip. Cabinet	\$25,000	5th	199 & 200	4.93

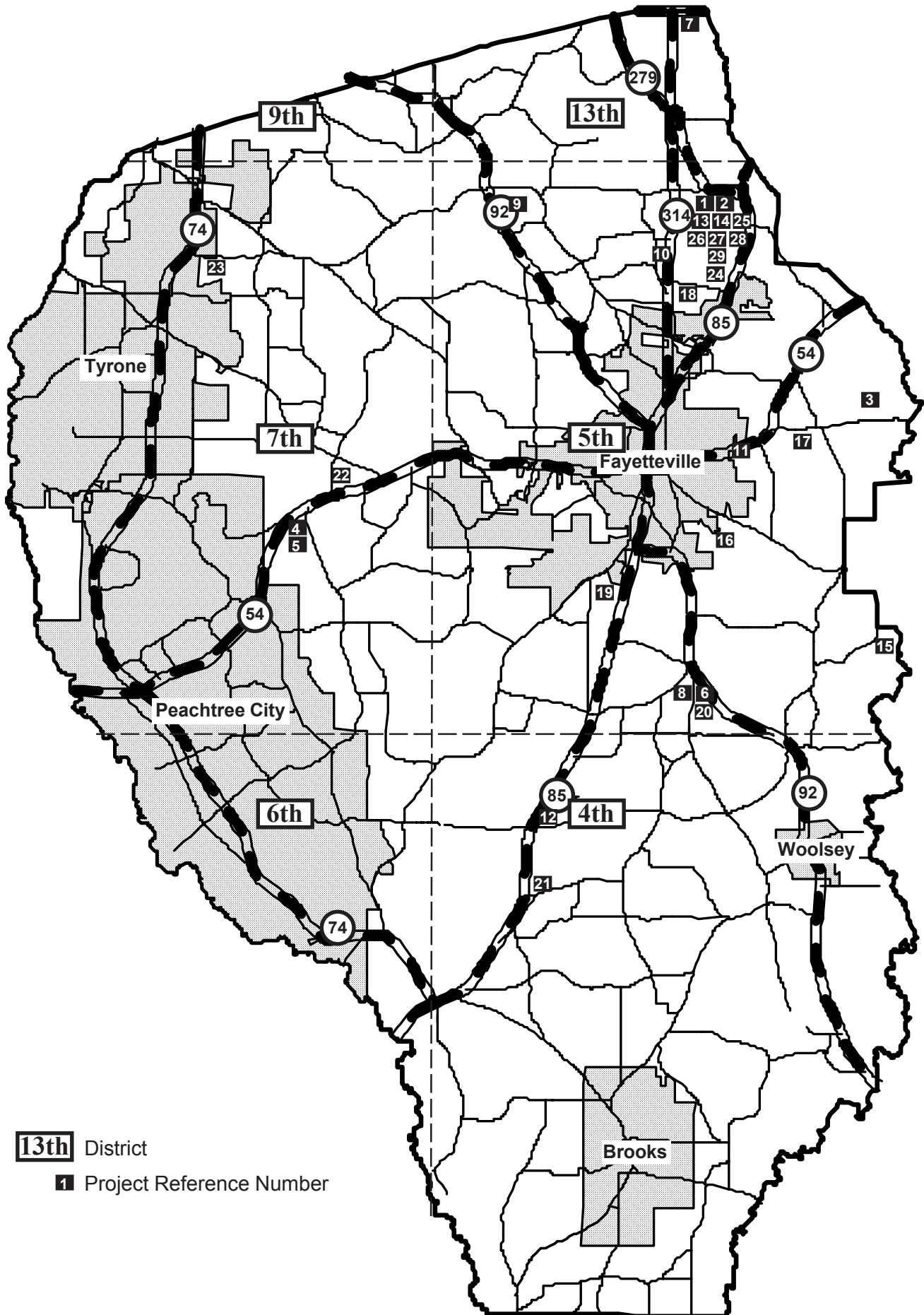
Approved Nonresidential Projects 2004

Project	Address	Square Footage	Cost	Dist.	Land Lot	Acres
19. Storage Village	923 SR 85 South	2,400 sq. ft. Office/Apartment & 71,500 sq. ft. of Storage Units	\$656,000	5th	70	6.18
20. Southside Baptist Church	1332 SR 92 South	2,000 sq. ft. Fellowship Hall & 3,000 sq. ft. of Classroom	\$300,000	5th	8 & 25	7.64
21. Verizon Wireless	431 Porter Road	Tower Co-location & Equip. Cabinet	\$35,000	4th	190	6.36
22. Carla's Dance Central Station Office Park Lot 3	119 Flat Creek Trail	3,360 sq. ft. Dance Studio & 3,600 sq. ft. Office	\$440,000	7th	58	1.00
23. First Christian Church of Tyrone	294 Jenkins Road	3,600 sq. ft. Open Pavilion	\$20,000	7th	84 & 109	24.52
24. Situs Park	SR 85 North & Roberts Road	33,342 sq. ft.	N/A	5th	200	6.01
25. Kenwood Business Park Lot 74	305 Carnes Drive	8,500 sq.ft. Warehouse & 2,000 sq.ft. Office	\$390,000	5th	217 & 232	1.44
26. Kenwood Business Park Lot 76	345 Etowah Trace	4,520 sq.ft. Warehouse & 480 sq.ft. Office	\$325,000	5th	217	1.84

Approved Nonresidential Projects 2004

Project	Address	Square Footage	Cost	Dist.	Land Lot	Acres
27. Kenwood Business Park Lot 77 & 78	365 Etowah Trace	15,000 sq.ft. Warehouse & 1,000 sq.ft. Office	\$300,000	5th	232	2.15
28. Kenwood Business Park Lot 81	535 Marksmen Ct.	4,000 sq. ft. Warehouse & 1,000 sq. ft. Office	\$350,000	5th	217	1.06
29. Kenwood Business Park Lot 85	575 Marksmen Ct.	4,000 sq. ft. Warehouse & 1,000 sq. ft. Office	\$350,000	5th	217 & 232	1.19
2004 Total		311,979	\$8,019,198			342.34
2003 Total		98,872	\$3,031,892			339.16

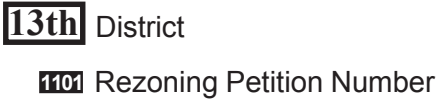
Approved Nonresidential Projects 2004



Rezoning Activity 2004

Petition Number	Request	Board Action	Date	Dist.	Land Lot	Acres
1117	A-R to R-20	Approve	1/08/04	5th	23 & 42	25.10
1118	A-R to R-80	Deny	1/22/04	7th	3	3.00
1119	A-R to C-H	Approve	1/22/04	7th	39	0.59
1120	O-I Cond. to O-I	Withdrawn	2/26/04	5th	127	2.01
1121	PUD-PEF to A-R	Approve	2/26/04	5th	140, 141, 148 & 149	102.00
1122	R-70 to O-I	Approve	2/26/04	5th	129	2.01
1123	R-70 to O-I	Approve	2/26/04	5th & 7th	129 & 9	15.00
1124	R-70 to O-I	Approve	3/25/04	5th	128	3.86
1125	R-70 to O-I	Approve	3/25/04	5th	128	0.67
1126	R-20 to R-40	Approve	3/25/04	5th	43	4.40
1127	R-70 to O-I	Withdrawn	5/27/04	5th	128	1.60
1128	M-2 to M-1	Approve	5/27/04	5th	219	12.70
1129	O-I to C-H	Approve C-C	5/27/04	5th	182	4.77
1130	R-70 to C-S	Approve	8/26/04	7th	21	26.59
1131	A-R to C-H	Withdrawn	10/28/04	5th	70	2.77
1132	A-R to R-40	Approve	10/28/04	5th	70	2.03
1133	A-R to O-I	Deny	12/09/04	4th	253	20.66

Rezoning Activity 2004



Rezoning Activity 2004

Acreage of Approved Rezoning 2004

Petition Number	Zoning Change	Acres Rezoned
1117	A-R to R-20	25.10
1119	A-R to C-H	0.59
1121	PUD-PEF to A-R	102.00
1122	R-70 to O-I	2.01
1123	R-70 to O-I	15.00
1124	R-70 to O-I	3.86
1125	R-70 to O-I	0.67
1126	R-20 to R-40	4.40
1128	M-2 to M-1	12.70
1129	O-I to C-C	4.77
1130	R-70 to C-S	26.59
1132	A-R to R-40	2.03
Total		199.72

Acres Removed/Added 2004

Zoning District	Acres Removed	Acres Added
A-R	27.72	102.00
R-70	48.13	0.00
R-40	0.00	6.43
R-20	4.40	25.10
PUD	102.00	0.00
C-S	0.00	26.59
O-I	4.77	21.54
C-C	0.00	4.77
C-H	0.00	0.59
M-1	0.00	12.70
M-2	12.70	0.00
Total	199.72	199.72

Zoning Districts

A-R	Agricultural-Residential
EST	Estate-Residential
R-85	Single Family Residential
R-80	Single Family Residential
R-78	Single Family Residential
R-75	Single Family Residential
R-72	Single Family Residential
R-70	Single Family Residential
R-55	Single Family Residential
R-50	Single Family Residential
R-45	Single Family Residential
R-40	Single Family Residential
R-20	Single Family Residential
C-S	Conservation Subdivision
DR-15	One and Two Family Residential
R-M-F	Multi-Family Residential
M-H-P	Mobile Home Park
P-U-D	Planned Unit Development
O-I	Office Institutional
C-C	Community Commercial
C-H	Highway Commercial
L-C	Limited Commercial
M-1	Light Industrial
M-2	Heavy Industrial